

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/225 Beaconsfield Parade, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,210,000

### Median sale price

Median price \$755,000 Property Type Unit Suburb Middle Park

Period - From 09/11/2021 to 08/11/2022 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	37/95 Rouse St PORT MELBOURNE 3207	\$1,140,000	13/07/2022
2	27/95 Rouse St PORT MELBOURNE 3207	\$1,125,000	27/09/2022
3	14/358 Beaconsfield Pde ST KILDA WEST 3182	\$1,100,000	12/10/2022

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09/11/2022 15:22



 2   
  2   
  1

**Property Type:** Apartment  
**Land Size:** 95 approx sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,210,000  
**Median Unit Price**  
 09/11/2021 - 08/11/2022: \$755,000

## Comparable Properties



**37/95 Rouse St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 2   
  2   
  1

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 13/07/2022  
**Property Type:** Apartment



**27/95 Rouse St PORT MELBOURNE 3207 (VG)**

Agent Comments

 2   
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**Price:** \$1,125,000  
**Method:** Sale  
**Date:** 27/09/2022  
**Property Type:** Subdivided Flat - Single OYO Flat



**14/358 Beaconsfield Pde ST KILDA WEST 3182 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 12/10/2022  
**Property Type:** Apartment

Account - Cayzer | P: 03 9699 5999



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